

Boiler / Burners

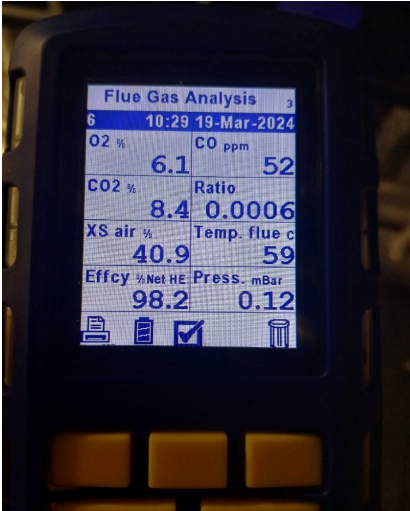
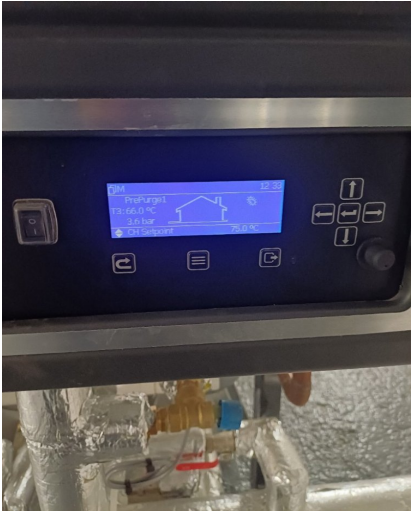
Client Name	Holiday Inn Express Dublin City Centre	Job No	206
Client Site	Findlater House Ltd 28-32 O'Connell Street Dublin 1 D01 T2X2		
Client Contact	Darren Murray		
Date	19/03/2024	PPM Visit	1 of 2

Asset No	010	Asset Location	Plant room
Make	Eurofluid	Model / Serial	CB 125 HW
Applicance type	Gas Boiler	Fuel Type	N-G
Rating - KW & Year	2023		

Maintenance Report

Checklist		Combustion Analysis		
1. Check appliance casing condition	Yes	20. Setting		
2. Check for leaks	Yes	21 O2	6.1% %	7.4% %
3. Check flues	Good	22. CO PPM	52ppm	5
4. Clean internally	Inspection	23. CO2	8.4% %	7.7% %
5. Visionally check flame	N/A	24. Ratio	0.0006	0.0001
6. Check fan and air flow switch	N/A	25. Pressure	0.12 Mbar	0.13 Mbar
7. Test ignition / ionisation photo cell probes	N/A	26. Excess Air	40.9	55%
8. Test anodes probes	N/A	27. Temp Dew Point	°C	°C
9. Appliance set point	65 °C	28. Eff NetHE	98.2 %	104.4 %
10. Test thermostat / high limit stat	N/A	29. Eff NetHE	%	%
11. Is air intake clear?	Yes	30. Eff Gross	%	%
12. Check burner lockout	Yes	31. Temp	59 °C	41 °C
13. System pressure	Yes	32. Temp Inlet	20 °C	20 °C
14. Check pump operation	Yes	33. Temp Net	39 °C	21 °C
15. Low pressure switch	Yes	34. Check AAV and PRVon appliance	Yes	
16. Check high / low flame	Yes	35. Check internal expansion vessel	Yes	
17. Check clean gas / oil nozzle	Yes	36. Condense trap cleaned and primed	Yes	
18. Visionally check oil pip for leaks	N/A	37. Visually inspection appliance pipework	Yes	
19. Let by and soundness test	Yes	38. Let by and soundness test results	Pass	
Engineer Comments				
FGA is not matching the manufacturer instructions so will need to be adjusted. Fault code 207 keeps appearing and needs to be rectified via warranty callout.				

Repair Required	No		
Engineers Name	Tadhg Duffy	Engineers Signature	



Boiler / Burners

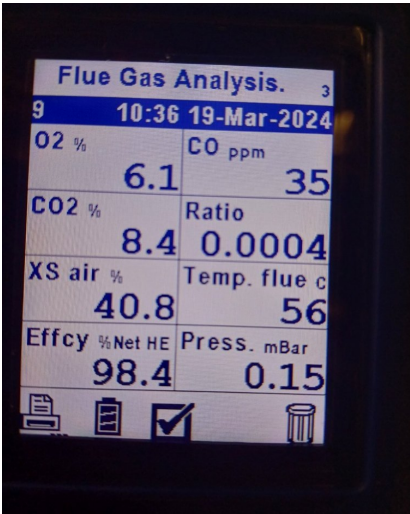
Client Name	Holiday Inn Express Dublin City Centre	Job No	206
Client Site	Findlater House Ltd 28-32 O'Connell Street Dublin 1 D01 T2X2		
Client Contact	Darren Murray		
Date	19/03/2024	PPM Visit	1 of 2

Asset No	011	Asset Location	Plantroom
Make	Eurofluid	Model / Serial	CB 125 HW
Appliance type	Gas Boiler	Fuel Type	N-G
Rating - KW & Year	2023		

Maintenance Report

Checklist		Combustion Analysis		
1. Check appliance casing condition	Yes	20. Setting		
2. Check for leaks	Yes	21. O2	6.1% %	7.1 %
3. Check flues	Good	22. CO PPM	35	5
4. Clean internally	Yes	23. CO2	8.4 %	7.9 %
5. Visionally check flame	N/A	24. Ratio	0.0004	0.0001
6. Check fan and air flow switch	N/A	25. Pressure	0.15 Mbar	0.14 Mbar
7. Test ignition / ionisation photo cell probes	N/A	26. Excess Air	40.8	51
8. Test anodes probes	N/A	27. Temp Dew Point	°C	°C
9. Appliance set point	75 °C	28. Eff NetHE	98.4 %	100.1 %
10. Test thermostat / high limit stat	N/A	29. Eff NetHE	%	%
11. Is air intake clear?	Yes	30. Eff Gross	%	%
12. Check burner lockout	Yes	31. Temp	56 °C	51 °C
13. System pressure	Yes	32. Temp Inlet	21 °C	21 °C
14. Check pump operation	Yes	33. Temp Net	35 °C	30 °C
15. Low pressure switch	Yes	34. Check AAV and PRV on appliance	Yes	
16. Check high / low flame	Yes	35. Check internal expansion vessel	Yes	
17. Check clean gas / oil nozzle	Yes	36. Condense trap cleaned and primed	Yes	
18. Visionally check oil pip for leaks	N/A	37. Visually inspect appliance pipework	Yes	
19. Let by and soundness test	Yes	38. Let by and soundness test results	Pass	
Engineer Comments				
Boiler 2 is working fine and is within correct parameters.				

Repair Required			
Engineers Name	Tadhg Duffy	Engineers Signature	



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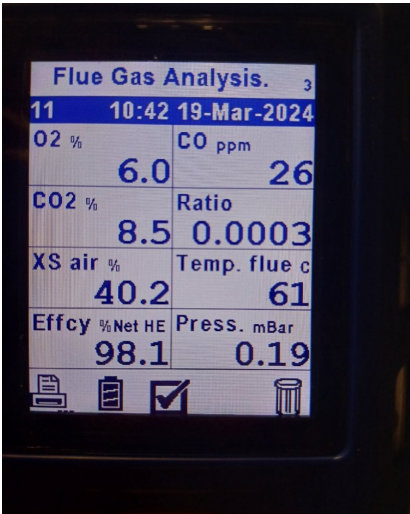
Client Name	Holiday Inn Express Dublin City Centre	Job No	206
Client Site	Findlater House Ltd 28-32 O'Connell Street Dublin 1 D01 T2X2		
Client Contact	Darren Murray		
Date	19/03/2024	PPM Visit	1 of 2

Asset No	012	Asset Location	Plantroom
Make	Eurofluid	Model / Serial	CB 125 HW
Appliance type	Gas Boiler	Fuel Type	N-G
Rating - KW & Year	2023		

Maintenance Report

Checklist		Combustion Analysis		
1. Check appliance casing condition	Yes	20. Setting		
2. Check for leaks	Yes	21 O2	6.0 %	6.7 %
3. Check flues	Good	22. CO PPM	26	6
4. Clean internally	Yes	23. CO2	8.5 %	8.1 %
5. Visionally check flame	N/A	24. Ratio		0.0001
6. Check fan and air flow switch	N/A	25. Pressure	0.0003 Mbar	0.19 Mbar
7. Test ignition / ionisation photo cell probes	N/A	26. Excess Air	40.2	47
8. Test anodes probes	N/A	27. Temp Dew Point	°C	°C
9. Appliance set point	75 °C	28. Eff NetHE	98.1 %	98.7 %
10. Test thermostat / high limit stat	N/A	29. Eff NetHE	%	%
11. Is air intake clear?	Yes	30. Eff Gross	%	%
12. Check burner lockout	Yes	31. Temp	61 °C	53 °C
13. System pressure	Yes	32. Temp Inlet	21 °C	21 °C
14. Check pump operation	Yes	33. Temp Net	40 °C	32 °C
15. Low pressure switch	Yes	34. Check AAV and PRVon appliance	Yes	
16. Check high / low flame	Yes	35. Check internal expansion vessel	Yes	
17. Check clean gas / oil nozzle	Yes	36. Condense trap cleaned and primed	Yes	
18. Visionally check oil pip for leaks	Yes	37. Visually inspection appliance pipework	Yes	
19. Let by and soundness test	Yes	38. Let by and soundness test results	Pass	
Engineer Comments				
Boiler 3 working fine, FGA readings not matching up with guidelines.				

Repair Required			
Engineers Name	Tadhg Duffy	Engineers Signature	





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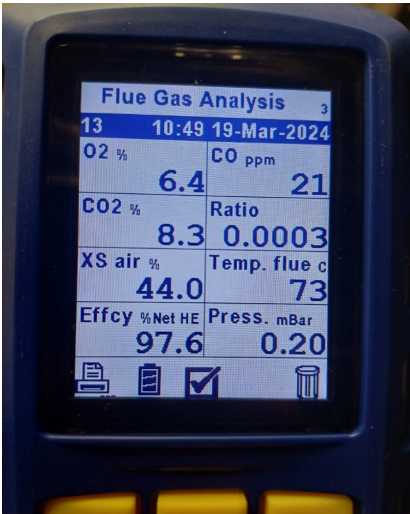
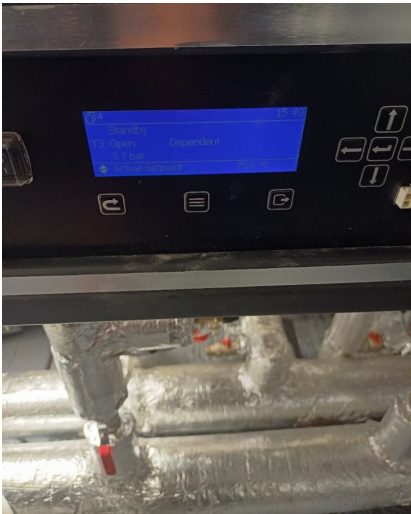
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Client Site	Findlater House Ltd 28-32 O'Connell Street Dublin 1 D01 T2X2		
Client Contact	Darren Murray		
Date	19/03/2024	PPM Visit	1 of 2

Asset No	013	Asset Location	Plantroom
Make	Eurofluid	Model / Serial	CB 125 HW
Applicance type	Gas Boiler	Fuel Type	N-G
Rating - KW & Year	2023		

Maintenance Report

Checklist		Combustion Analysis		
1. Check appliance casing condition	Yes	20. Setting		
2. Check for leaks	Yes	21 O2	6.4 %	%
3. Check flues	Good	22. CO PPM	21	7.4
4. Clean internally	Yes	23. CO2	8.3 %	7.7 %
5. Visionally check flame	N/A	24. Ratio	0.0003	0.0001
6. Check fan and air flow switch	N/A	25. Pressure	0.20 Mbar	0.18 Mbar
7. Test ignition / ionisation photo cell probes	N/A	26. Excess Air	44	55
8. Test anodes probes	N/A	27. Temp Dew Point	°C	°C
9. Appliance set point	75 °C	28. Eff NetHE	97.6 %	98.4 %
10. Test thermostat / high limit stat	N/A	29. Eff NetHE	%	%
11. Is air intake clear?	Yes	30. Eff Gross	%	%
12. Check burner lockout	Yes	31. Temp	73 °C	54 °C
13. System pressure	Yes	32. Temp Inlet	22 °C	22 °C
14. Check pump operation	Yes	33. Temp Net	51 °C	32 °C
15. Low pressure switch	Yes	34. Check AAV and PRVon appliance	Yes	
16. Check high / low flame	Yes	35. Check internal expansion vessel	Yes	
17. Check clean gas / oil nozzle	Yes	36. Condense trap cleaned and primed	Yes	
18. Visionally check oil pip for leaks	Yes	37. Visually inspection appliance pipework	Yes	
19. Let by and soundness test	Yes	38. Let by and soundness test results	Pass	
Engineer Comments				
Boiler 4 operating correctly. FGA readings not matching up with manufacturer instructions so will need warranty callout.				

Repair Required			
Engineers Name	Tadhg Duffy	Engineers Signature	



Boiler / Burners

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Client Site	Findlater House Ltd 28-32 O'Connell Street Dublin 1 D01 T2X2		
Client Contact	Darren Murray		
Date	19/03/2024	PPM Visit	1 of 2

Asset No		Asset Location	
Make		Model / Serial	
Appliance type		Fuel Type	
Rating - KW & Year			

Maintenance Report

Checklist		Combustion Analysis		
1. Check appliance casing condition		20. Setting		
2. Check for leaks		21 O2	%	%
3. Check flues		22. CO PPM		
4. Clean internally		23. CO2	%	%
5. Visionally check flame		24. Ratio		
6. Check fan and air flow switch		25. Pressure	Mbar	Mbar
7. Test ignition / ionisation photo cell probes		26. Excess Air		
8. Test anodes probes		27. Temp Dew Point	°C	°C
9. Appliance set point	0 °C	28. Eff NetHE	%	%
10. Test thermostat / high limit stat		29. Eff NetHE	%	%
11. Is air intake clear?	N/A	30. Eff Gross	%	%
12. Check burner lockout		31. Temp	°C	°C
13. System pressure		32. Temp Inlet	°C	°C
14. Check pump operation		33. Temp Net	°C	°C
15. Low pressure switch		34. Check AAV and PRVon appliance		
16. Check high / low flame		35. Check internal expansion vessel		
17. Check clean gas / oil nozzle		36. Condense trap cleaned and primed		
18. Visionally check oil pip for leaks		37. Visually inspection appliance pipework		
19. Let by and soundness test		38. Let by and soundness test results		
Engineer Comments				

Repair Required			
Engineers Name	Tadhg Duffy	Engineers Signature	